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*The City of Carlsbad Growth Management Program*  
**DEVELOPMENT MONITORING REPORT**

**AUGUST 2006**

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Residential Activity – The number of homes permitted in Carlsbad dipped sharply in August, dropping below 100 units for the sixth time since January 2006. Builders pulled permits for 23 units in August.

Of the 23 homes permitted, two single-family residences will be constructed in the Northwest Quadrant. Other activity in the Northwest Quadrant includes the demolition of an existing dwelling unit and the reconstruction of a new single-family residence with a second dwelling unit, demolition of an abandoned two unit apartment and the reconstruction of a five unit air space condominium complex, and a remodel with a second dwelling unit. One single-family residence will be constructed on Cazadero Drive in the Southeast Quadrant of the City. Fifteen of August's permitted units were approved for building in the Greens and Ridge neighborhoods of the Villages of La Costa.

Non-residential Activity – Carlsbad issued five permits for new reportable non-residential space for a total of 328,423 square feet permitted in August. The non-residential includes 67,958 square feet of industrial office space located at 2888 Loker Avenue East. Two 47,504 square foot commercial buildings will be constructed on Lot 16 of Bressi Ranch located at Campbell Place. A 59,567 square foot commercial shell tilt-up will be located on Campbell Place in the Opus Pointe campus, and 105,950 square feet of commercial space will be constructed as part of the Carlsbad Raceway project.

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A handwritten signature in cursive script that reads "Michele Masterson".

**MICHELE MASTERSON**  
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## Development Activity Summary, By Zone

### Fiscal Year Summary by Zone As of August 31, 2006 (2 months)

Residential	
Zone	Dwelling Units
1	9
2	
3(NW)	
5(NE)	
5(NW)	
6(SE)	1
7	
8	
9	
10	22
11	4
12	
13	
17	
18	1
19	
20	
21	
22	
23	
Total	37

Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1	6,089	
2		
3(NW)		
5(NE)		128,039
5(NW)		
5(SW)	153,613	
6(SE)		
7		
8		
9		
10		
11		
12	6,910	
13		
17	95,008	
18	165,517	
19		
20		
21		
22		
23		
Subtotal	427,137	128,039
Total	555,176	

### Calendar Year Summary by Zone As of August 31, 2006 (8 months)

Residential	
Zone	Dwelling Units
1	111
2	0
3(NW)	2
6(SE)	12
7	26
8	0
9	
10	74
11	55
12	0
15	0
17	0
18	1
19	2
20	9
21	0
22	0
23	223
Total	515

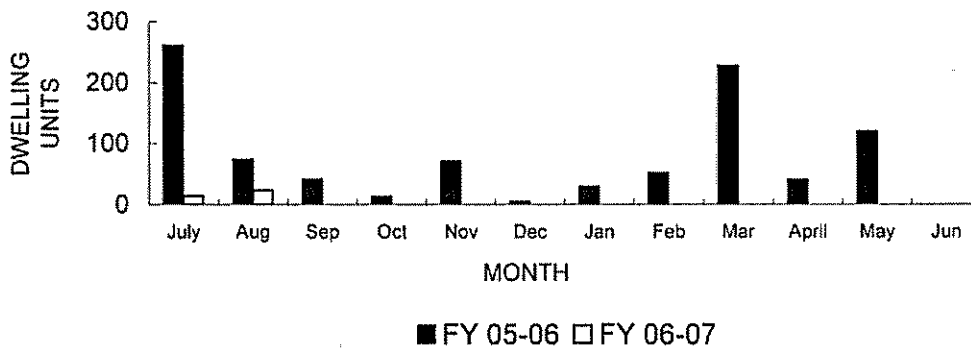
Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1	7,221	0
2	0	0
3(NW)	0	0
5(NW)	0	0
5(NE)	4,456	67,958
5 (SW)	153,613	204,053
6	825	0
8	0	0
9	0	0
11	0	0
12	6,910	
13	0	0
17	95,008	119,560
18	165,517	178,636
19	0	0
21	0	0
22	5,990	0
23	10,744	0
Subtotal	450,284	570,207
Total	1,020,491	

## Activity Comparison, FY05 - 06 vs. FY 06 - 07

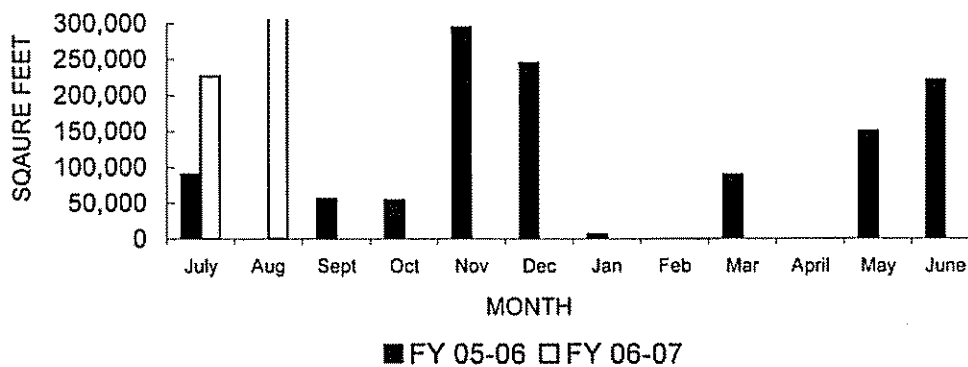
Dwelling Units Permitted		
Month	FY 05-06	FY 06-07
July	261	14
Aug	74	23
Sep	41	0
Oct	13	0
Nov	71	0
Dec	5	0
Jan	29	0
Feb	51	0
Mar	227	0
April	40	0
May	119	0
June	12	0
<b>TOTALS</b>	<b>943</b>	<b>37</b>

Industrial and Commercial Square Feet Permitted		
Month	FY 05-06	FY 06-07
July	90,146	226,693
Aug	0	328,483
Sept	56,150	0
Oct	54,550	0
Nov	294,860	0
Dec	244,962	0
Jan	5,990	0
Feb	0	0
Mar	89,235	0
April	0	0
May	149,560	0
June	220,530	0
<b>TOTALS</b>	<b>1,205,983</b>	<b>555,176</b>

**DWELLING UNITS PERMITTED**



**INDUSTRIAL AND COMMERCIAL SPACE PERMITTED**

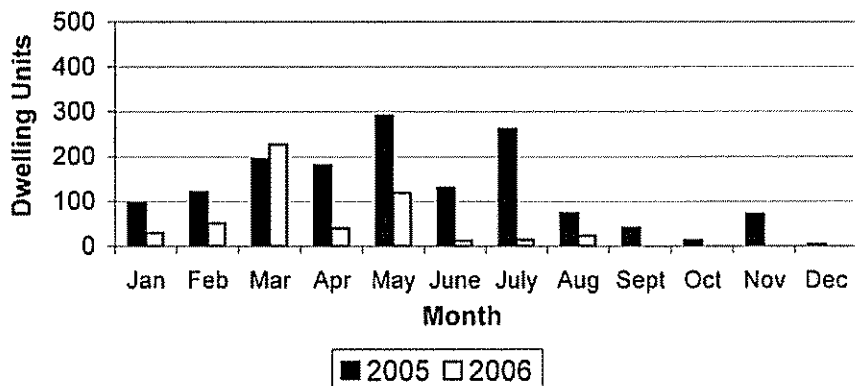


## Activity Comparison, CY 05 vs. 06

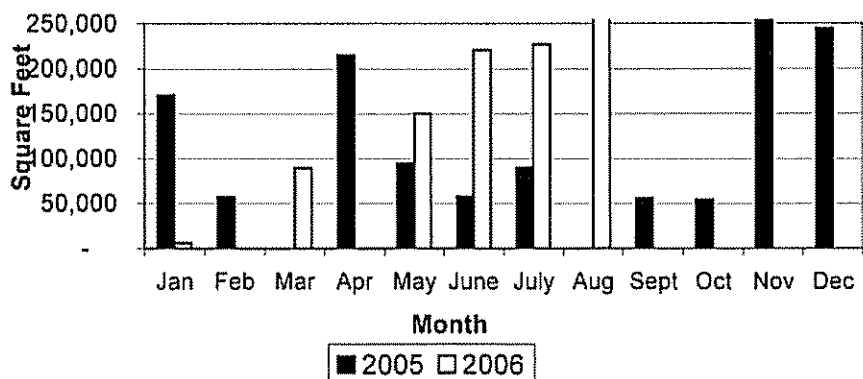
Dwelling Units Permitted		
Month	2005	2006
Jan	97	29
Feb	121	51
Mar	194	227
Apr	181	40
May	291	119
June	131	12
July	261	14
Aug	74	23
Sept	41	0
Oct	13	0
Nov	71	0
Dec	5	0
<b>TOTALS</b>	<b>1,480</b>	<b>515</b>

Industrial and Commercial Square Feet Permitted		
Month	2005	2006
Jan	170,500	5,990
Feb	57,189	-
Mar	-	89,235
Apr	215,160	-
May	94,563	149,560
June	58,232	220,530
July	90,146	226,693
Aug	-	328,483
Sept	56,150	-
Oct	54,550	-
Nov	294,860	-
Dec	244,962	-
<b>TOTALS</b>	<b>1,336,312</b>	<b>1,020,491</b>

**Dwelling Units Permitted  
2005 vs. 2006**



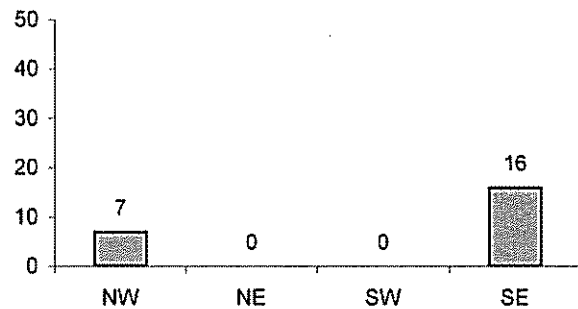
**Industrial and Commercial  
Square Feet Permitted  
2005 vs. 2006**



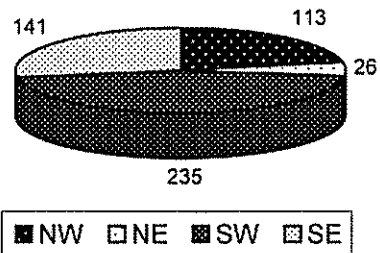
## Activity By Quadrant, CY 2006

### Dwelling Units Permitted

July

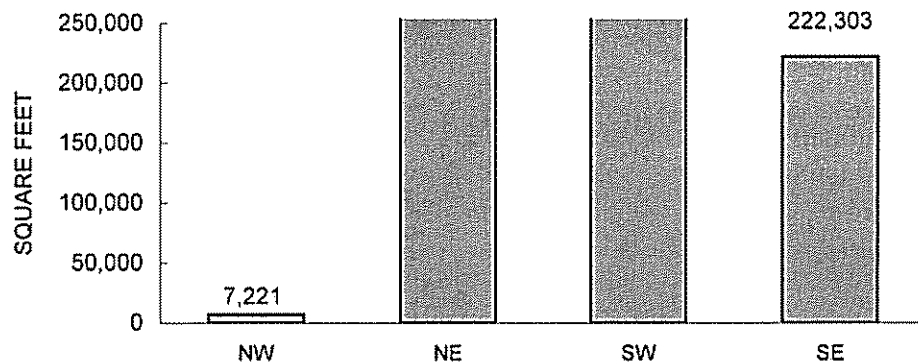


Jan - Dec

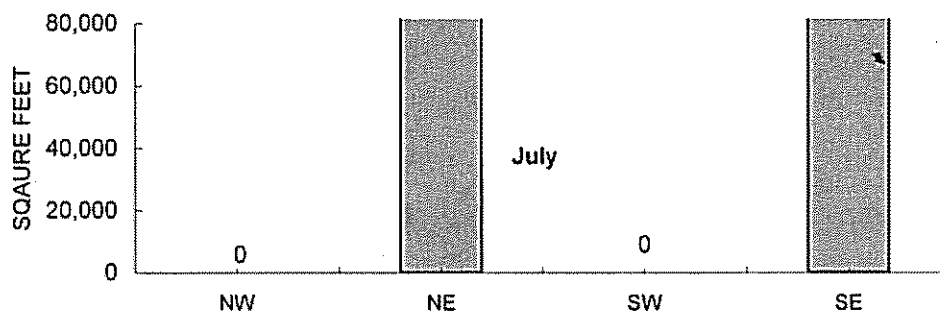


### Commercial and Industrial Space Permitted

Jan - Dec



July



## Summary of Residential Building Permit Activity

As of August 31, 2006

Month	Facilities Zone	Dwelling Units	Project
Jul-06	1	1	Lea - Single Family Residence
	1	1	Rhodes - Demo & Construct New Single Family w/second dwelling unit
	10	11	CT 04-03, Warmington Homes, Fiori at La Costa Ridge
	18	1	Jovanovic - Single Family Residence
		14	
Aug-06	1	1	Hopkins - Single Family Residence
	1	1	Kellas - Single Family Residence
	1	1	Montejo - Demo & Construct New Single Family w/second dwelling unit
	1	1	Mast - Second Dwelling Unit
	1	3	Ocean Mist - Demo 2 Apartments & Construct Five Condos
	6	1	Rancho Cazadero - Single Family Residence
	10	3	CT 02-23, Warmington Homes, Castlemare at La Costa Greens
	10	8	CT 02-24, John Lang Homes, Cordelane at La Costa Greens
	11	4	CT 04-04, KB Homes, Dolcetto at La Costa Ridge
		23	
		37	Total for Fiscal Year 2006-07 to date (2 months)
		515	Total for Calendar Year 2006 to date (8 months)
<b>Notes:</b> These figures are based upon <i>issuance</i> of building permits. They do not include additions, remodels, or replacements of either demolished units or units lost to fire. When a "second dwelling unit" is built as an integral part of a new main dwelling unit, two units are counted. "Custom home" indicates a unit for which no discretionary permit (other than a coastal development permit in the coastal zone) was required.			

**Summary of Non-Residential Permit Activity**  
**As of August 31, 2006**

Month	Facilities Zone	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Project
Jul-06	1	6,089		Spec Building - 2917 State Street
	5		60,081	PIP 05-12, Oaks East Lot 31, Buildings A thru D, Sea Lion Place
	5	49,264		Hampton Inn - 2229 Palomar Airport Road
	5	104,349		Homewood Suites - 2223 Palomar Airport Road
	12	6,910		Coastline Community Church - 2215 Calle Barcelona
		166,612	60,081	
Aug-06	5		67,958	Office Building at 2888 Loker Avenue East
	17	47,504		Bressi Ranch Lot 16, Building A, Campbell Place
	17	47,504		Bressi Ranch Lot 16, Building B, Campbell Place
	18	59,567		Opus Pointe - Shell Tilt-up, Lionshead Avenue
	18	105,950		Carlsbad Raceway - 3115 Melrose Avenue
		260,525	67,958	
		427,137	128,039	Total for Fiscal Year 2006-07 to date (2 months)
			555,176	Combined Commercial and Industrial
		450,284	570,207	Total for Calendar Year 2006 to date (8 months)
			1,020,491	Combined Commercial and Industrial

Note: These figures are based upon issuance of building permits. They do not include remodels, minor additions, tenant improvements, or replacement of demolished buildings.